

the development. All service provider letters have been received and FP&L requested that an easement be recorded if needed.

Development Services staff recommends approval of this Plat with the following conditions to be satisfied prior to the City Commission hearing:

1. A note must be added to the Plat stating "Additional easement(s) may be required by FPL by separate instrument."
2. An updated Title Certification shall be submitted
3. Plat cover page must be signed and sealed by the surveyor and signed by all owners.

Ms. Nectaria Chakas (1401 S. Broward Blvd, Fort Lauderdale) presented herself as the applicant's attorney. She reminded the Board that they may be familiar with this project from the previous Rezoning and Site Plan approvals obtained in October 2019 and explained that this plat approval is needed in order to facilitate that Site Plan approval so that building permits may be granted. The Collier City Civic Association wrote a letter of support.

Mr. Stacer asked if anyone from the audience wished to speak. There were none.

MOTION was made by Carla Coleman and seconded by Darlene Smith that the Board find that competent, substantial evidence has been presented for Plat PZ #19-14000004 that satisfies the review standards and that the Board recommend approval of the request to the City Commission with the three recommended conditions as described in the staff report. All voted in favor of the motion.

G. EASEMENT ABANDONMENT

2. CYPRESS POINTE EASEMENT ABANDONMENT/BRE POMPANO INDUSTRIAL OWNER, LLC

Planning and Zoning No. 20-27000001

Commission District: 5

Consideration of the EASEMENT ABANDONMENT submitted by **JOSPEH VALANE** on behalf of the **BRE POMPANO INDUSTRIAL OWNER, LLC** in order to abandon a 15-foot Utility Easement. The Applicant is proposing to construct a 153,436-square foot warehouse building, without being encumbered by the easement. All parcels are legally defined as follows:

AKA: 1899 SW 13 Court

ZONED: B-4 (Heavy Business)

STAFF: Maggie Barszewski (954) 786-7921

Ms. Barszewski explained that this request is to abandon a 15 ft utility easement that bisects the property. She stated that all service provider letters have been received and that the City Utilities Department has no objection provided that an executed agreement for a rerouted water line and easement are submitted. She stated that the applicant is proposing a 153,436 square foot warehouse building on the site, and the Site Plan was approved at the February 2020 Planning and Zoning Board hearing.

She provided the following alternative motions:

I. Approve with condition

Recommend approval to the City Commission; however, it will not be placed on a City Commission agenda until the following conditions are met:

1. An executed agreement will be submitted requiring the existing 15' perpetual utility easement and water main to be replaced and rerouted to the outside of the proposed building footprint area, to the satisfaction of the Utility Department.

II. Table this abandonment request to allow time for the Applicant to address any objections raised by the affected parties or to get additional information

III. Recommend denial to the City Commission as the Board finds that the easement serves a public purpose and should not be abandoned.

Staff recommends alternative motion I, Approval.

Ms. Coleman asked if we need to include that the water main replacement would be paid for by the applicant.

Ms. Barszewski replied that this could be added to the conditions.

Mr. Dennis Mele (200 E. Broward Boulevard, Fort Lauderdale) presented himself as the applicant's attorney. He reminded the Board that they approved the Site Plan at their February hearing and noted that their agreement with the City to relocate the utility does specify that the applicant will pay for it. He stated that they have no objection to the proposed condition of staff.

Mr. Stacer asked if anyone in the audience wished to speak. There were none.

MOTION was made by Joan Kovac and seconded by Carla Coleman that the Board find that competent, substantial evidence has been presented for Easement Abandonment PZ #20-27000001 that satisfies the review standards and that the Board recommend approval of the request to the City Commission with the one recommended conditions as described in the staff report and the additional Board condition that the applicant bear the cost of all utility relocations. All voted in favor of the motion.